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Bernard Frezza

Vice-Chairperson
Anthony Piloizzi

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

October 25, 2012

The Zoning Board of Review held its monthly meeting on the 25th day of October 2012 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairperson, Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Richard Fascia, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Holli Stott, Recording Secretary, Joseph Ballirano, Esq. and Dianne Edson, Stenographer.

Mr. Piloizzi made the motion to approve the minutes of last months meeting. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Ballirano made an announcement concerning the Notice of Violation for Broadrock. The matter has been resolved to the town's satisfaction and the town will be withdrawing the notice of violation and there will no decision made by the Zoning Board of Review.

Mr. Frezza made an announcement that 1757 Plainfield Pike has been continued pending on satisfaction of the town's officials. If an agreement has not been reached then this item will be placed on November's agenda. And 504 Killingly Street has been moved to November's agenda also.

Mr. Piloizzi made the motion to continue Killingly Street. Mr. Anzelone seconded. A voice vote was taken; all in favor.

A. File 2012-47

LOCATION: Tevere Drive
OWNER/ APPLICANT: Orchard Oaks Builders Inc.
LOT: AP 44 — Lot 379; 18,153 sq. ft.; R-20 Zone
EXISTING USE: Vacant Lot
PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	20,000'	18,153'	1,838'
	—FRONT YARD	30'	23'	7'

Mr. Louis Calcagni and Albert Gizzarelli were both sworn in and they explained to the board about the water concerns in this neighborhood. Mr. Calcagni handed the board a letter and a plan from the water supply board showing water services. Mr. Calcagni explained to the board that this is a new home and he no longer be needing front yard relief since he is making the home smaller. Mr. Ballirano explained to Mr. Calcagni that this application is a brand new hearing and it does not get continued from the last meeting and that Mr. Calcagni needs to present this to the board as a brand new case.

Mr. Pilozzi made a motion to accept this petition against building on this undersized lot. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Gerard Scotti of 9 Tevere Drive was sworn in and he explained his concerns to the board. He explained that the lot is undersized and that the water problem is persistent.

Mr. Richard Conti of 10 Tevere Drive was sworn in and he explained that he also has very bad problems with water pressure and by adding another house on this street it will just add to the problem.

Mr. Pilozzi explained to Mr. Calcagni that a normal pressure reading for water pressure is between 20 and 23 and Mr. Calcagni had 21.3 when providence water did their test in this area. It varies throughout the day when more people are in their homes and running water and flushing toilets.

Mr. Lopardo made a motion to deny. Mr. Anzelone seconded the motion. Mr. Pilozzi also voted to deny this application. A voice vote was taken; all in favor. Application denied.

B. File 2012-49

LOCATION: 57 Carpenter Drive
 OWNER/ APPLICANT: Rodger Zeng and Bonnie Lam
 LOT: AP 48 — Lot 482; 24,057 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Remodel residential dwelling into a doctors office
Special Use Permit petitioned under Article XII § 340-75 Special Use Permit

Mr. Albert Russo, attorney for the applicant, was sworn in and he explained to the board that his client would like to turn this residential home into a doctor's office. Mr. Russo gave the board pictures of the property.

Mr. Pilozzi mad a motion to accept these pictures as exhibit A. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Dr. Rodger Zeng and Nicholas Veltri were both sworn in and Dr. Zeng explained to the board that he sees about 2 to 3 patients an hour and about 16 patients a day. His practice will not get be expanding

and his hours of operation are 8:30 a.m. till about 7:30 after clean up and closing of the office. Mr. Veltri explained to the board about parking, buffering and ingress and egress. Mr. Veltri also explained about the curb cuts and that the property has two driveways. The applicant is proposing seven parking spaces and one handicap space and a buffer between Carpenter Drive and the parking lot. Drainage will be worked on with the town engineer for the best plan.

Terence Ketchel of 15 Buona Vista was sworn in and he explained to the board that his concerns consist of people getting lost and turning around on Buona Vista Drive which is a dead end street which contains a lot of children. Also, the corner of Carpenter Drive and Atwood Avenue is a very dangerous and he is concerned with the added traffic there might possibly be auto collisions.

Nicholas Stufano of 20 Carpenter Drive was sworn in and he explained his concerns with how narrow the street is and how dangerous the corner of Carpenter and Atwood is. With all the additional traffic there will be nothing but more confusion and traffic pile ups.

Joshua Heywood, abutter to Carpenter Drive, was sworn in and he explained that he has the same concerns as Mr. Stufano and that this area is a residential neighborhood and it should stay that way.

Robert Saran of 10 Buona Vista was sworn in and he explained that his concern is the school bus route considering that the street is very narrow and extra traffic is going to make matters worse than they already are.

James Spence of 21 Buona Vista Drive explained that his concerns have already been addressed and he would just like to reiterate about traffic flow and the correct address of 57 Carpenter Drive is put in a GPS system.

Joel Starring of Buona Vista Drive was sworn in and he explained to the board that all of his concerns have been covered but he wanted to stress the fact that traffic flow is tough right now because of the width of the street and adding extra traffic it is only going to cause more confusion.

Dan Heywood, abutter to Carpenter Drive, was sworn in and he explained to the board that he has the same concerns as everybody else and he would like to keep this area residential not business.

Stephanie Manzi, council woman for district five was sworn in and she explained that her concern is the comprehensive plan and that it restricts more businesses being placed on the bottom of Atwood Avenue. Also, her concerns entail parking, traffic flow and medical waste.

Debra Felella, State Representative, was sworn in and she explained that a lot of the neighbors after the police department would like to keep it a rural neighborhood and not business. She also stated that she had concerns with traffic flow and turn arounds.

Robert Dasilva of 16 ½ Buona Vista was sworn in and he explained that he feels the same way the rest of his neighbors do, traffic flow, children in the area and school bus scheduling.

Mr. Russo explained to the board that to satisfy all of the complaints of the neighbors they are willing to change the address to Atwood Avenue instead of Carpenter Drive and place grass where the driveway would have been on Carpenter Drive to eliminate any confusion. And they would also place

a small sign on the bottom of the entrance from Atwood Avenue so that people can see where they are headed.

Mr. Pilozzi made a motion to deny. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor. Application denied

Mr. Anzelone made a motion for a five minute recess. Mr. Fascia seconded. A voice vote was taken; all in favor.

Recess 8:20

Back in session 8:24

C. File 2012-60

LOCATION: 2313 Hartford Avenue
 OWNER/ APPLICANT: Rhonda and Mohamad Yaser Sasa
 LOT: AP 56 — Lot 7; 23,862 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Two Family Dwelling

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	23,862'	16,148'
	—FRONTAGE	140'	56'	84'
	— WIDTH	140'	56'	84'
	— LEFT SIDE YARD	35'	10'	25'
	— RIGHT SIDE YARD	35'	20'	15'

Mr. and Mrs. Mohamad Yaser Sasa were sworn in and they explained to the board that they purchased this home a while back and it is over 50% deteriorated and they would like to rebuild this single family home and also make it into a two family residence. Mr. Sasa explained that the two family will be up and down and parking will be on the left hand side of the home wit plenty of room for emergency personal to gain access.

No abutters for or against.

Mr. Pilozzi made the motion to approve. Mr. Anzelone seconded. A voice vote was taken; all in favor.

D. File 2012-61

LOCATION: 7 Swan Street
 OWNER/APPLICANT: William and Rena Clark
 LOT: AP 38 — Lot 176; 11,200 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling

PROPOSAL: Demo of existing garage and build addition to accommodate an accessory family dwelling

Dimensional Variance petitioned under Article III, § 340-8 Table of Use Regulations 13.3, §340-9 Table of Dimensional Regulations, Article V § 340-20 Front yards on a through lot, Article XI § 340-68 Continuance of nonconforming development

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	11,200'	3,800'
	—FRONTAGE	100'	80'	20'
	— WIDTH	100'	80'	20'
	— FRONT YARD	25'	9.9'	15.1'
	— LEFT SIDE YARD	22'	5.9'	16.1'
	— RIGHT SIDE YARD	22'	17.5'	4.5'

Mr. Al Russo, attorney for the applicant, explained to the board that the applicants would like to demo their existing garage and build a new one with an in-law apartment above for their in-laws to live in.

Mr. Clark, owner of the property, was sworn in and he explained exactly where the garage will be going along with the common are that will be attached to the house. Mr. Clark also explained that there are sewers and at this property and he will follow through with the proper permission to complete this project if approved from this board tonight. Mr. Russo went to the property and took pictures of where the current garage is and where the new garage will be going.

Mr. Pilozzi made a motion to accept the photos as exhibit A. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Clark went over with the board how much relief will be needed to erect the new garage and since its only going to be about 4.5 feet off the property line Mr. Clark went to his next door neighbor and obtained a letter stating that he has no objection to the dimensional variance.

Mr. Pilozzi made a motion to accept the letter as exhibit B. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Pilozzi also made the applicant aware that if this application is approved they will need to sign an affidavit every year stating that their in-laws do in fact live there.

Mr. Anzelone made a motion to approve. Mr. Pilozzi seconded the motion A voice vote was taken; all in favor.

Mr. Fascia made a motion to adjourn. Mr. Lopardo seconded the motion A voice vote was taken; all in favor.

Adjourn 9:04 p.m.